

### Foreclosed

It's no secret that agriculture is in trouble. But sometimes, among the 396,000 farms predicted to be foreclosed in the next two years, the individual family farm is forgotten. Read about one and understand the problem in *Missourian* Sunday.



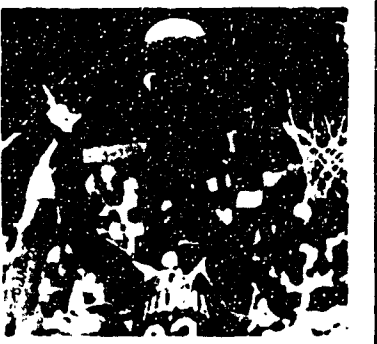
### Paying the dues

It isn't that easy to raise a son or daughter to be a promising artist: one Columbia mother estimates it cost more than \$43,000 to train her young cellist. Learn why excellence doesn't come cheap in *People*, Page 1C.



### Out of reach

Missouri kept up with No. 5 Oklahoma all afternoon Saturday but couldn't capitalize in the end. With their 84-80 victory, the Sooners ended the Tigers' five-game winning streak and extended their own Big Eight streak to 23. See *Sports*, Page 1B.

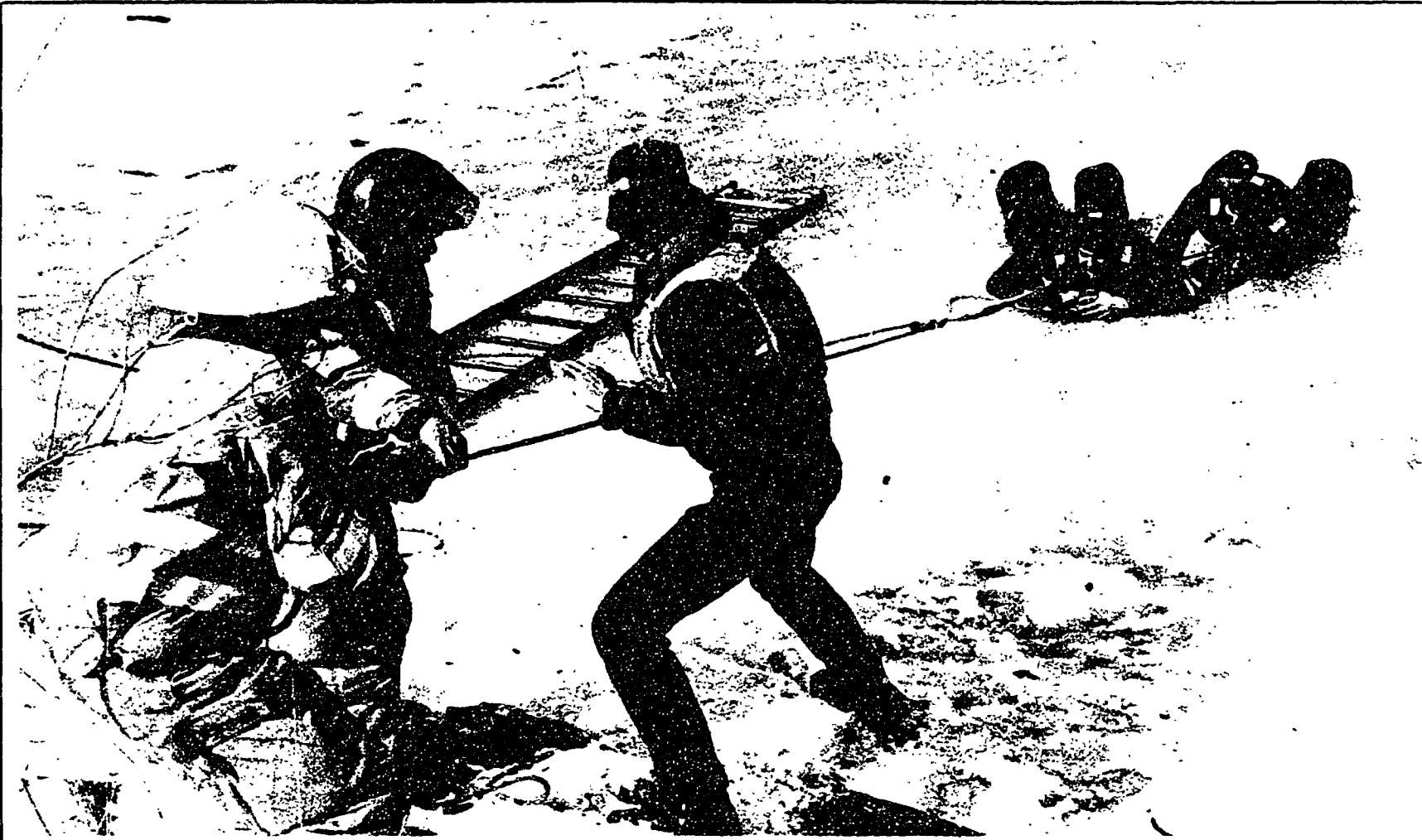


# Columbia Missourian

77th Year — No. 131

Good Morning! It's Sunday, February 17, 1985

6 Sections — 52 Pages — 50 Cents



### Slide to safety

Columbia Fire Department members practice water- and ice-rescue techniques Saturday afternoon at Hulen Lake. Firefighters on the ice wear water-survival buoyancy suits. The

ice on the lake was about six inches thick, according to Fire Chief Bill Westhoff. In addition to practicing techniques, the firefighters heard lectures on water rescue.

## Hostage plans return to U.S.

### Other captive's life threatened

United Press International

WIESBADEN, West Germany — U.S. reporter Jeremy Levin, given a clean bill of health by doctors, rested Saturday with his family and made plans to return home after 11 months of captivity in the hands of Moslem extremists in Lebanon.

In Beirut, a man claiming to represent the pro-Iranian Islamic Jihad movement said one of four other Americans believed kidnapped by the group in the past year "has been sentenced to death."

The 52-year-old Levin was Beirut bureau chief for the Atlanta-based Cable News Network when he was forced into a car by a gunman March 7.

Levin was supposed to arrive at Andrews Air Force Base near Washington about noon Monday.

Levin surrendered to Syrian troops in eastern Lebanon Thursday, saying he had escaped his kidnappers by climbing out of a building using blankets tied together.

In a telephone call to a Western news agency in Beirut, an Arabic-speaking man said Levin was released "and if he wants to say he escaped, then certainly he is crazy."

"As for the other detainees we are holding, one of them has been sentenced to death," the caller said, refusing to give further details.

The Americans still missing are U.S. Embassy official William Buckley, Presbyterian Minister Benjamin Weir, librarian Peter Kilburn and the Rev. Lawrence Jenco, director of Catholic Relief Services.

Levin said he believed the four Americans were being held in the same house with him, but he was unable to pinpoint the location of the house.

In a telephone call last month, a man claiming to represent Islamic Jihad said the captives would be put on trial for spying and espionage against "the Islamic forces" and would "receive the sentences they deserve."

The caller said Levin was released after a trial and investigation that showed he was not involved in acts against Islamic Jihad and "after the intervention and insistence of a noted American Islamic personality for the release of the American detainees we are holding."

The "noted American Islamic personality" could be former heavyweight boxing champion Muhammad Ali, who left London Friday saying he was en route to Beirut to secure the release of the other Americans and a Saudi diplomat.

## Uehling to review bookings at Hearn

By Elizabeth Evans and Arianne Haley  
Missourian staff writers

Responding to city officials' complaints, University Chancellor Barbara Uehling has agreed to review all proposals for conventions at the Hearn Center.

Tom King, director of the Columbia Convention and Visitors Bureau, said Uehling made the promise after city officials complained about the University's treatment of a group of taxidermists, who had considered leasing Hearn and then had taken their business elsewhere.

"Hearn priced itself out of the market of comparable centers," King said. "The people from taxidermists quite frankly couldn't afford Hearn and took it (the convention) to K.U. at Lawrence," he said.

According to Fourth Ward Councilman Pat Barnes, the incident with the taxidermists was just one of several, and the businessmen decided they needed to discuss the problem with the University.

A meeting was arranged on Nov. 20, 1984, by Assistant City Manager Bob Black. It was at that meeting that Uehling gave her promise, King said.

Uehling could not be reached for comment. According to A.C. Stotter, manager of the Hearn Center, the facility was available to the taxidermists but they decided to go elsewhere.

The taxidermists, he said, rejected the center's fee of \$1,200 a day plus "out-of-pocket" expenses, and went to Lawrence, Kan.

According to Jim Cook, a local taxidermist, the people in charge of the convention were very interested in coming to Columbia. "It's (the convention) been held in Atlanta in past years, and we approached them about holding it in a more central location, like Columbia," he said.

Stotter explained that the center's policy allows all University-sponsored academic events the use of the 323,762 square-foot building free of the rental fee. He said the taxidermists felt they could come in as an academic group and forgo the fee.

See AVAILABILITY, Page 12A

## Developers seek bonds for apartments

By Eric Vreeland  
Missourian staff writer

Developers from three proposed Columbia apartment projects will ask the city Industrial Revenue Bond Authority board Tuesday to approve the issuance of \$18.25 million in revenue bonds for the developments.

Bob Black, assistant city manager in charge of economic development, said other city apartment owners may voice opposition to the bond applications.

The largest of the three bond applications is from Dan Hagan, owner of Hagan Development Co., 2300 Green Valley Drive, for a \$12 million bond issue. The bonds would cover 80 percent of the cost of a planned 432-unit development for retirees called Broadway Village, proposed for a land tract between Old 63 and U.S. 63 South.

A second application, presented by Robert Randolph of Chateau Properties, Rollins and Fairview roads, is for a 122-unit, middle-income

apartment complex at Albany Drive and St. Charles Road. The application requests the city bond board to approve a \$4.7 million bond issue to cover all the construction and land costs.

Tara Properties, a partnership located at 1133 Ashland Road, has requested approval on a \$1.55 million revenue bond sale to add 56 units to its existing apartment complex. The bond issue would cover 75 percent of the cost of the project.

Tara Properties is represented by John L. McGee, a general partner in an three-member partnership. McGee, Randolph and Thomas Mendenhall each own a third of the Tara partnership.

Black said area apartment owners might oppose the city considering the applications, which if approved will allow the three new developments to obtain construction funds through the sale of bonds.

Some Columbia apartment owners are suffering from vacancy rates as high as 15 to 20 percent, which is higher than it has been for several

years, Black said. But these apartment complexes either tend to offer fewer amenities, are not well-maintained, or offer a poor location, according to Black.

Fourth Ward Councilman Pat Barnes disagrees. "There is a significant degree of controversy surrounding those three applications," he said.

Barnes, an Executive Affiliates Inc. official, said his company has more vacancies now than it has in seven years for this time of the year. Executive Affiliates Inc. manages Holiday House apartments, 109 N. Stadium Blvd.; Tiger Village apartments, 301 Tiger Lane; and Gatehouse Apartments, 2401 W. Broadway.

Executive Affiliates has about 40 vacancies in 600 units, Barnes said. He said the entire housing market is as soft as it has been in several years.

"It's a trend throughout the whole community," Barnes said. "It has nothing to do with management."

Stefanie Skala, executive director of the Columbia Area Builders Association, said the association would not take a stand on the apartment project bond issues, although the matter was discussed at an association meeting last week.

Skala said about 440 apartment units were started in the Columbia area last year.

Gordon Burnam, a local landowner and developer, said granting revenue bonds created unfair competition. Burnam said industrial revenue bonds are intended to generate jobs and not to fund new apartments.

"I really don't think it's fair to existing owners, since there is no crying need for apartments," Burnam said.

Several other area apartment owners declined to comment.

Many apartment owners have advertised heavily and offered gimmicks such as free televisions, free rent or free moving services to attract new tenants, Barnes said.

He said the high vacancy rate will affect the quality of housing units if

the present trend continues because owners will not have money to put back into their apartments.

Apartment owners rent most of their units before August, Black said. He said some apartments that opened after August have suffered high vacancy rates.

Black said about 40 percent of apartment projects built in the United States last year used revenue bonds to finance construction. He said any developers are eligible to apply for the bond issuance.

According to information on Hagan's application, the proposed apartments will be constructed, starting this year, as 54 two-story buildings.

Hagan said in the application that he has been in business for 14 years. The application estimates between \$150,000 and \$250,000 will be generated annually in maintenance and repair services in Columbia.

Chateau Properties, co-owned by Robert Randolph and Janice Randolph, has spent \$3.7 million in Columbia in the last three years.

## Community grocery sees 10th anniversary

By Katarina Toll  
Missourian staff writer

Vegetarians were only part of the crowd in the Columbia Community Grocery as it celebrated its 10th anniversary Friday.

The grocery, 1100 Locust St., started in 1975 with the idea of keeping whole, natural foods and functioning entirely on a volunteer basis. For a number of years, however, the store has been adapting to economic trends and to the evolving needs of its members, who, according to the co-op's rules, have the last word in decision-making.

Progressively, the grocery has acquired paid staff and opened itself to non-members. In 1983, it added fish and some commercial products to its vegetarian and organically grown stock. Next, the co-op plans to begin selling beer and wine.

Since its founding, the community grocery has accumulated both members — now between 1,200 and 1,500 — and losses. Although the losses are considered less alarming than

those of 1983, this year they total \$18,000.

"The co-op once upon a time had a balanced budget," says manager John Meyer.

"The United States once upon a time had a balanced budget," echoes his peppy co-manager, Martha Pickens, who said the Columbia co-op is in pretty good shape compared to others throughout the nation. "It's a bad time for co-ops," she says, "so it's good news that we're still open."

Economic survival has motivated most of the changes in policy and efforts to improve the grocery's management, Meyer says, but changes come slowly because of the cooperative process of making policy.

Still, the community grocery holds to its original idea of having the members decide what the grocery should supply. Meyer says that although the introduction of beer and wine may be seen as another economic strategy, it does not depart from the basic principles of the com-

See GROCERY, Page 12A

## Stamps now cost 22 cents

WASHINGTON (UPI) — The price of a first-class stamp goes up two cents Sunday to 22 cents, the first hike in more than three years, and Americans prepared for the change last week by crowding post offices to buy stamps.

Postal officials blamed long lines in part on the Valentine's Day mail crush, but said many thousands of other people were stocking up on non-denominated "D" stamps, post cards and envelopes, which are sold in the transition to higher rates.

A 22-cent stamp commemorating American composer Jerome Kern was available and consumers stuck with large supplies of 20-cent stamps snatched up two-cent stamps. Post cards also increase a penny, to 14 cents, starting Sunday.

Postal officials, who have indicated they aim to keep rates at the



UPI Telephoto

These 22-cent stamps will be available in March.

new levels for five years, estimated 5.8 billion "D" stamps were distributed last week and said some post offices planned to stay open until 11:30 p.m. Saturday to meet the heavy demand.

Most consumers accepted the new rates — which put the price of a stamp 633 percent higher than 25 years ago — as a "fairly moderate increase," said Postal spokesman Bob Hoobing.

He said the 10 percent increase, the first since Nov. 1, 1981, and the 13th rate change since postal stamps were made compulsory in 1885, is small compared to a 13 percent rise in the cost of living over the same period.

However, the conservative Cato Institute last week criticized the rate hikes, calling the Postal Service one of the "worst-managed" and "least-honest" corporations in America. The group urged Congress to authorize private competition with first-class mail delivery.

Under the new rates the first ounce of a first-class letter will cost two cents more, but additional ounces will cost the same as before, 17 cents.

Other new rates include a 15.3 percent increase for Express Mail and overnight delivery, and a 13.8 percent increase for third-class regular bulk mail.